

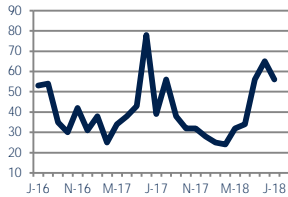
Focus On: Ashland and Springdale Housing Market

July 2018

Zip Code(s): 08003

Units Sold

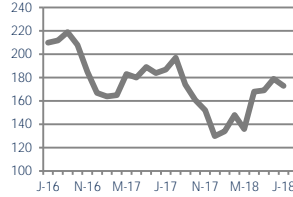
56



Up
Vs. Year Ago

Active Inventory

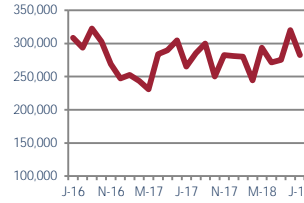
173



Down -7%
Vs. Year Ago

Median Sale Price

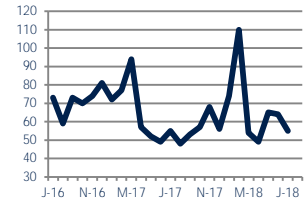
\$282,500



Up 7%
Vs. Year Ago

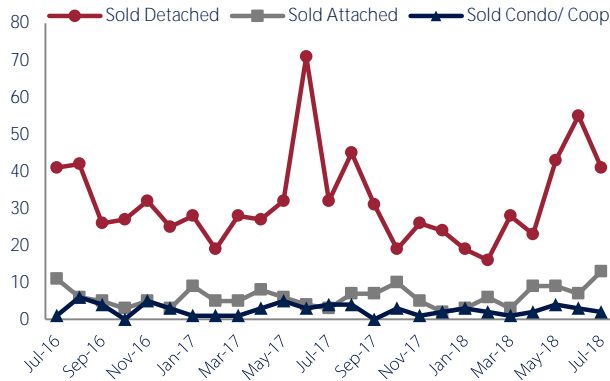
Days On Market

55



No Change
Vs. Year Ago

Units Sold*



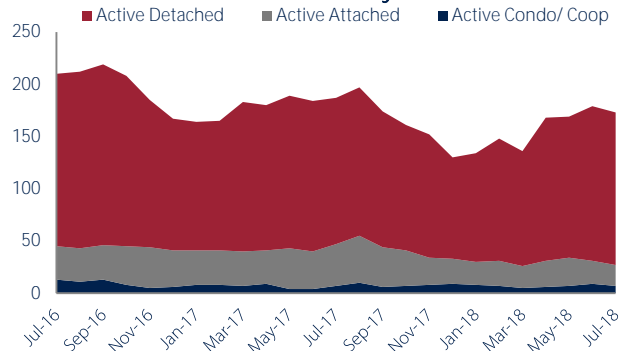
Units Sold

There was a decrease in total units sold in July, with 56 sold this month in Ashland and Springdale. This month's total units sold was higher than at this time last year.

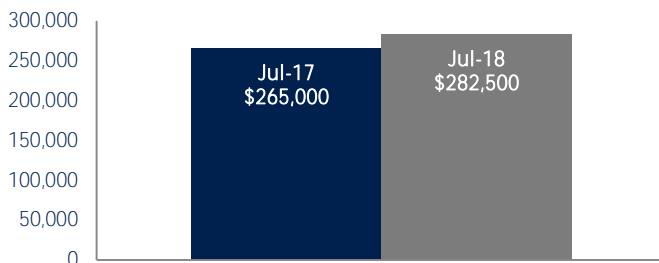
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 7%. The total number of active inventory this July was 173 compared to 187 in July 2017. This month's total of 173 is lower than the previous month's total supply of available inventory of 179, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Ashland and Springdale Homes was \$265,000. This July, the median sale price was \$282,500, an increase of 7% or \$17,500 compared to last year. The current median sold price is 12% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Ashland and Springdale are defined as properties listed in zip code/s 08003.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.



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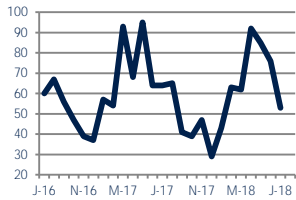
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July 2018

Zip Code(s): 08003

New Listings

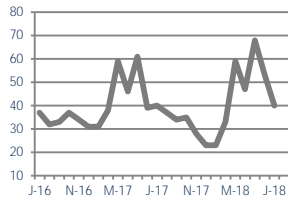
53



Down -17%
Vs. Year Ago

Current Contracts

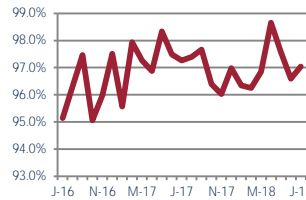
40



No Change
Vs. Year Ago

Sold Vs. List Price

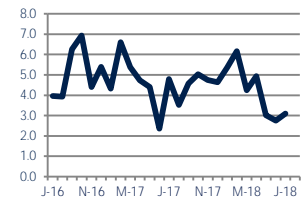
97.0%



No Change
Vs. Year Ago

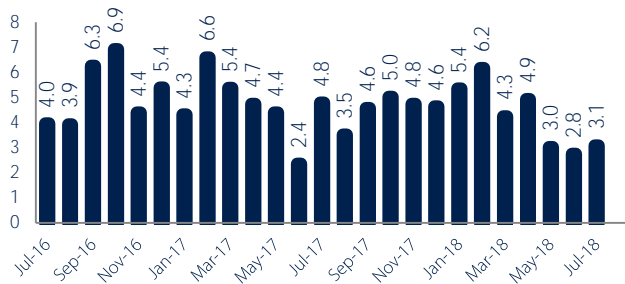
Months of Supply

3.1



Down -35%
Vs. Year Ago

Months Of Supply



Months of Supply

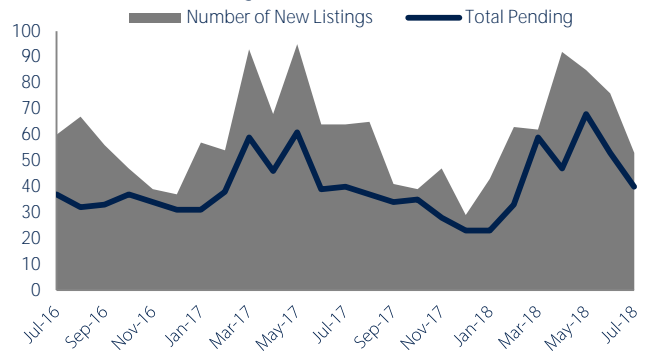
In July, there was 3.1 months of supply available in Ashland and Springdale, compared to 4.8 in July 2017. That is a decrease of 36% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

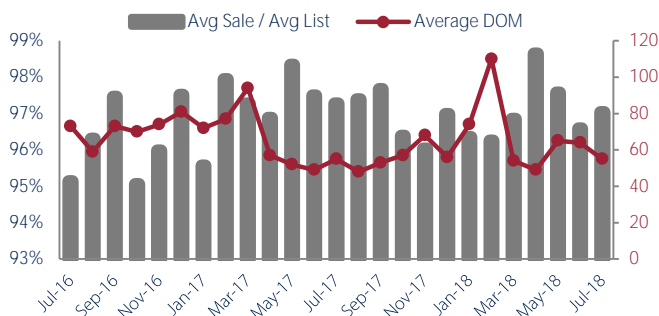
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Ashland and Springdale compared to 64 in July 2017, a decrease of 17%. There were 40 current contracts pending sale this July, consistent with the volume a year ago. The number of current contracts is 25% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Ashland and Springdale was 97.0% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 55, which is similar compared to a year ago.

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